

State of Alabama)
County of Shelby)

20200207000052680 1/1 \$23.00
Shelby Cnty Judge of Probate, AL
02/07/2020 03:42:18 PM FILED/CERT

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of one thousand and no/100 dollars (\$1,000.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, Warren K. Bailey, a married person (Grantors) whose address is 1118 Winding Stair Trail, Leeds, Alabama 35094 does grant, bargain, sell and convey unto D. Stephen Watkins (Grantee) whose address is P.O. Box 530062, Birmingham, Alabama 35223 the following described real estate situated in Shelby County, Alabama to wit:

Begin at the Southwest corner of the NW ¼ of the SW ¼ of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama; thence run North 00 degrees 31 minutes 53 seconds West along the West line of said ¼ - ¼ section for 332.04 feet; thence run North 89 degrees 40 minutes 25 seconds East for 349.90 feet to a point on the Westerly line of an Alabama Power Company Easement; thence run South 19 degrees 34 minutes 57 second East along said easement for 369.46 feet to a point on the South line of said ¼ - ¼ section; thence run North 88 degrees 17 minutes 14 seconds West along the South line of said ¼ - ¼ section for 470.86 feet to the point of beginning.

Said parcel subject to a 15 foot ingress, egress and utility easement described as follows: Begin at the Southwest corner of the NW ¼ of the SW ¼ of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama; thence run South 88 degrees 17 minutes 14 seconds East along the South line of said ¼ - ¼ section for 470.86 feet to a point in the Westerly line of an Alabama Power Company Easement; thence run North 19 degrees 34 minutes 57 seconds West along the West line of said easement for 16.10 feet; thence run North 88 degrees 17 minutes 14 seconds West for 465.60 feet to a point on the West line of said ¼ - ¼ section; thence run South 89 degrees 52 minutes 54 seconds West for 30.00 feet; thence run South 00 degrees 20 minutes 55 seconds East for 15.00 feet to a point on the South line of the NE ¼ of the SE ¼ of Section 8, Township 18 South, Range 1 East; thence run North 89 degrees 54 minutes 11 seconds East along the South line of said ¼ - ¼ section for 30.05 feet to the point of beginning. This parcel is a vacant tract and has not been assigned an address.

Subject to:

Ad valorem taxes due October 1, 2020..

Minerals and mining rights not owned by Grantors

Right of Way to Alabama Power Company, and rights of Alabama Power Company for transmission line, in Real Volume 93, Page 131.

Rights of other parties in and to the use of the easement reserved in Deed Book 89, Page 454.

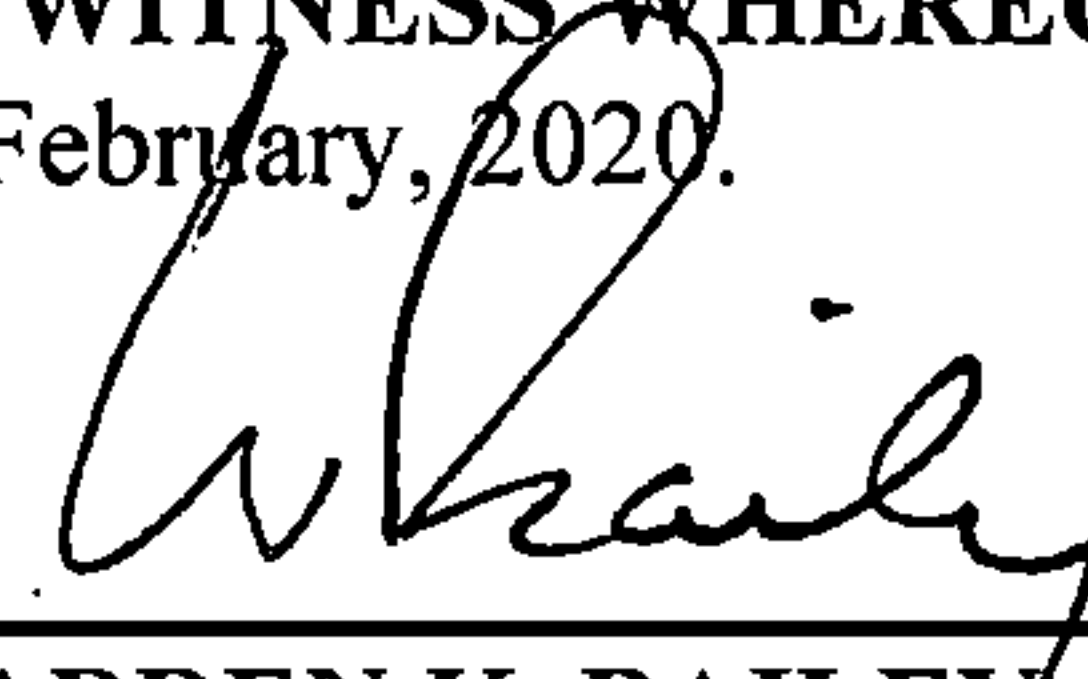
Rights of other parties in and to the use of the easement, and terms regarding maintenance of Easement in Real 73, Page 461, and Real Book 238, Page 717.

Mineral and mining rights and other rights related thereto as recorded in Real 73, Page 464.

The property conveyed does not constitute any part of the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD unto the said Grantee his heirs, successors and assigns forever; And said Grantor does for himself, his heirs, successors, and assigns covenant with said Grantee, his heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors and assigns shall, warrant and defend the same to the said Grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the 5th day of February, 2020.

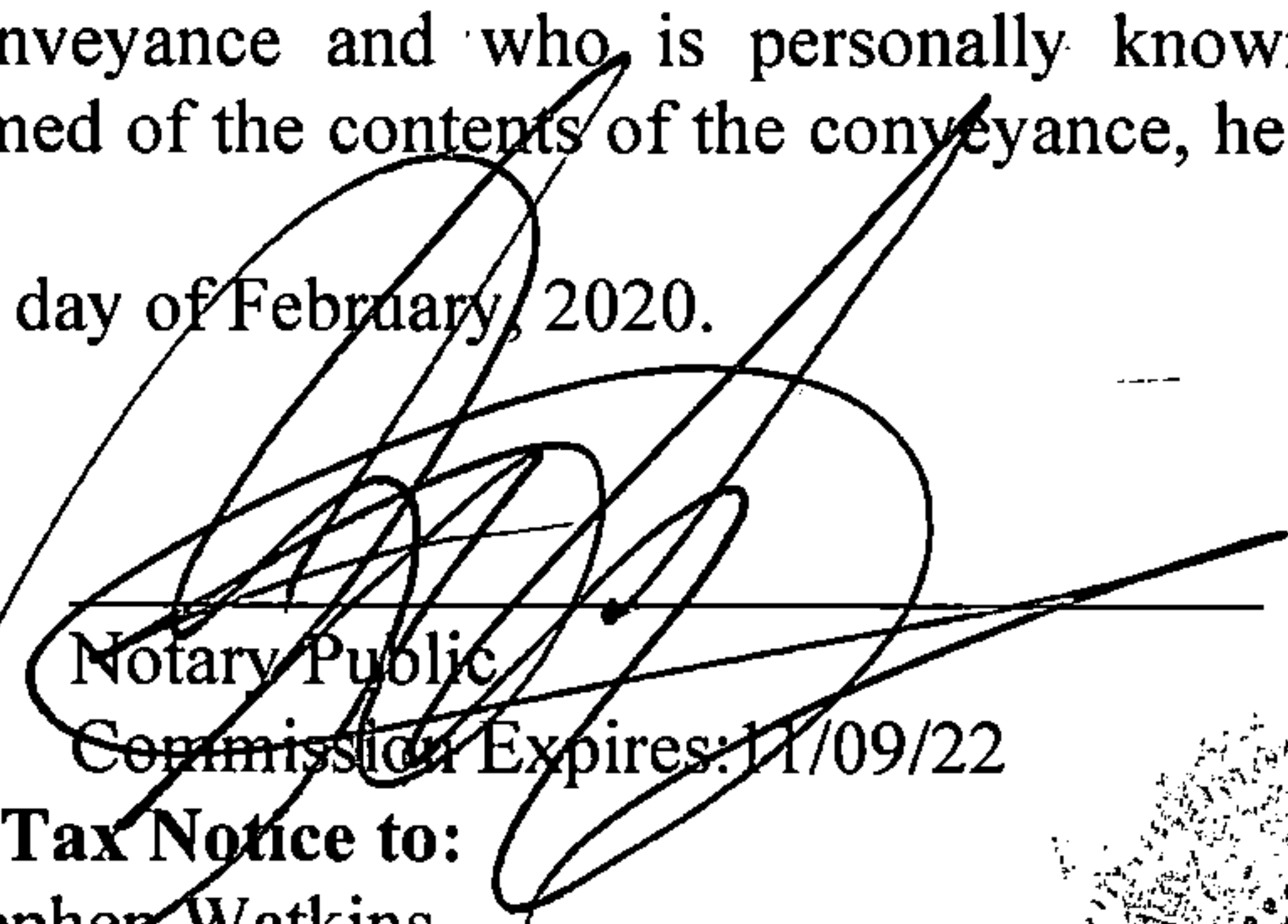

Seal
WARREN K. BAILEY

Shelby County, AL 02/07/2020
State of Alabama
Deed Tax: \$1.00

State of Alabama
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that Warren K. Bailey whose name is signed to the foregoing conveyance and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 5th day of February, 2020.


Notary Public
Commission Expires: 11/09/22

Prepared by:
Gene W. Gray, Jr.
2100 South Bridge Parkway
Suite 338
Birmingham, AL 35209/205-879-3400

Send Tax Notice to:
D. Stephen Watkins
P.O. Box 520062
Birmingham, AL 35223

